

**(Excerpt from sections 1.3 and 1.4 of the Long Beach RFQ # OCCM 081105)**

**The Project**

The Project involves the construction and operation of the Court Building for the Superior Court which will provide space and services for a high-volume of criminal, civil, and family judicial proceedings in the downtown area of Long Beach. The new Court Building will include:

- 28 multi-purpose trial courtrooms each with adjacent secure holding,
- two arraignment courtrooms adjacent to central in-custody holding,
- one traffic courtroom,
- court administration offices,
- below grade, a secure vehicle sallyport, central in-custody holding, 35 secure parking spaces, receiving and trash docks, and mechanical / electrical rooms.

Parking for the Project will be primarily provided in the existing parking structure located at 101 Magnolia Avenue. The project includes renovation of the existing parking structure, which will be described in the Facilities Performance Standards. No public parking will be allowed directly below or adjacent to the Court Building.

Site development includes on-site utilities, public plaza, and hardscape/landscape. It is anticipated that the Court Building will also include office space beyond that required by the Superior Court that will be subleased by the Project Company to the County of Los Angeles, for county justice agencies related to Superior Court operations. In addition the Project Company will be able to design the Court Building in such a way as to provide additional office space that would be available for rental, by the Project Company, to other tenants. Where the Project Company provides additional office space, the AOC anticipates having the option under the Project Agreement to convert this office space to trial courtrooms in the future. The Project Company will be able to provide additional services, including retail space and serviced office accommodations for rental to third parties.

The Project will also involve an arrangement whereby the Project Company will operate and maintain the parking structure located at 101 Magnolia Avenue during the term of the Project Agreement for the purpose of providing parking for Superior Court staff and users of the Court Building. It is anticipated that under such arrangement the Project Company will be entitled to retain parking revenue to the extent such revenue is authorized by the AOC and generated by the Project Company's operation of the parking structure.

**Building Space Program**

The table below is a summary of the area required to accommodate court departments, county justice-related agencies, and commercial or retail space in the Court Building. This information is provided to indicate the approximate size of the new building. A detailed functional and space program will be provided in the RFP.

<b>Component</b>	<b>Approximate gross area (sq. ft.)</b>
Superior Court	372,600
County justice agencies <sup>1</sup>	63,400
Convenience retail <sup>2</sup>	9,200
Commercial office space <sup>3</sup>	38,000
Total building gross area <sup>4</sup>	483,200

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<sup>1</sup> Office space to be leased by Project Company to the County of Los Angeles.

<sup>2</sup> An assumed minimum amount; actual amount to be determined by the Project Company.

<sup>3</sup> Minimum space required; additional amount, if any, to be determined by the Project Company.

<sup>4</sup> Includes circulation, underground secure parking and sallyport, assignable functional areas, unassigned area for structure, mechanical, and exterior envelope, etc.